



For Sale/Ar Werth  
Calow Evans  
01269 543128

49

Cwmamman Road, Garnant, Ammanford, SA18 1NF

Offers In Region Of £140,000



Calow Evans  
Estate Agents

01269 543128  
[www.calowevans.co.uk](http://www.calowevans.co.uk)

## Cwmamman Road, Garnant, Ammanford, SA18 1NF

A spacious and well presented mid terraced property featuring a modern kitchen and first floor bathroom. The property offers three bedroom accommodation and benefits from mains gas fired central heating and double glazing. Externally a good sized rear garden and patio, please note the property benefits from pedestrian access across number 47.

The village of Garnant offers excellent leisure facilities to include riverside walks and cycle paths, recreational grounds, parks and boasts a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre however the village offers a good range of amenities. Access to the M4 motorway is via junction 49 at Pont Abraham or junction 45 at Ynysforan.





## Entrance Hallway:

Laminate flooring, stairs to first floor, single panel radiator.

## Lounge:

3.56m x 3m (11'8" x 9'10")

Double glazed window to front, laminate flooring, traditional tiled fireplace, feature alcoves and built in cupboards, radiator.

## Dining Room:

3.66m x 3.61m (12'0" x 11'10")

Internal single glazed window, laminate flooring, built in cupboard, understairs storage cupboard, double panel radiator.





## **Kitchen:**

3.05m x 2.11m (10'0" x 6'11")

Double glazed window to rear, fitted with a range of wall and base units, 1½ bowl sink unit and draining board, electric hob and oven, part tiled walls, integrated fridge, cupboard housing washing machine, radiator.

## **Lean-To**

Double glazed glass panel door to rear.

## **First Floor Landing:**

## **Bedroom One:**

3.51m x 2.44m (11'6" x 8'0")

Double glazed window to front, single panel radiator.

## **Bedroom Two:**

3.05m x 2.79m (10'0" x 9'2")

Double glazed window to rear, single panel radiator.

## **Bedroom Three:**

2.54m x 1.96m (8'4" x 6'5")

Double glazed window to front, double panel radiator.

## **Bathroom:**

3.05m x 2.16m (10'0" x 7'1")

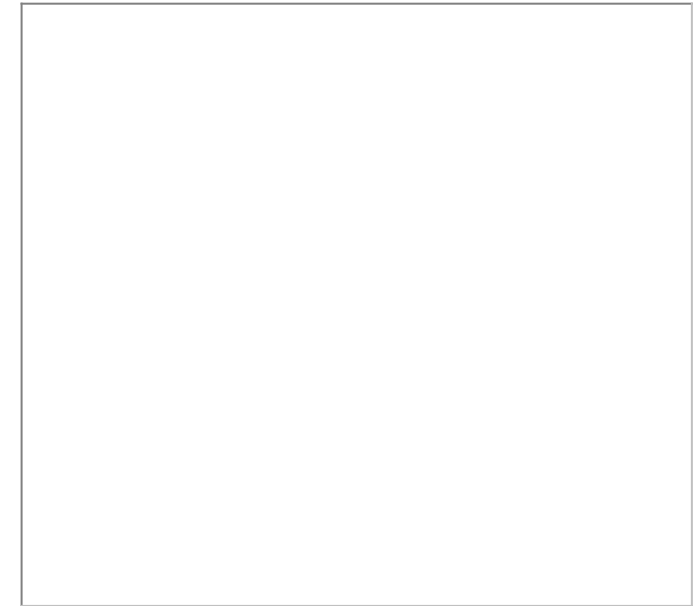
Double glazed window to rear, suite comprises panelled bath with shower over,

## **Externally:**

A small enclosed frontage, a good sized mature garden mainly laid to lawn with flowers, shrubs, storage shed and paved patio. Please note the property benefits from pedestrian right of way across the neighbouring property number 47 and number 51 also enjoys the same rights across this property.

## **Services:**

We are advised all mains services are connected.



**Tenure:**

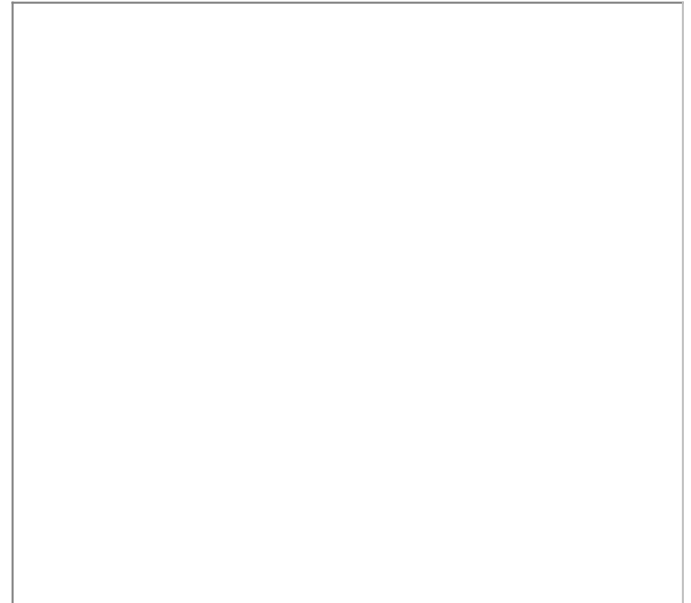
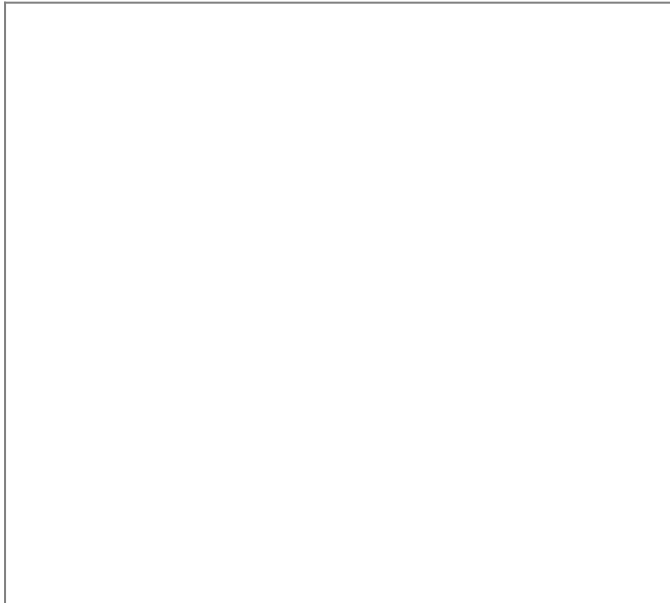
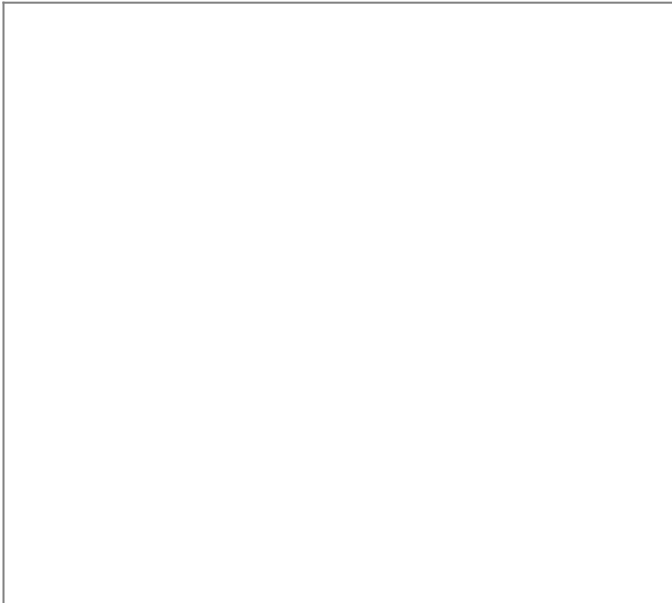
Freehold.

**Directions:**

**Disclaimer:**

**Council Tax:**

**Broadband/Mobile Phone Coverage:**





**Address**

38 College Street,  
Ammanford, SA18 3AF

**Office Contact**

01269 543 128